



Association of Bay Area Governments
Bay Area Air Quality Management District
Metropolitan Transportation Commission

Joint Policy Committee

PLANNING RESOURCES

Public Finance and Fiscal Planning

Tool or Topic: **Financial Incentives**

Author

Organization

Published

Format

Title: Smart Infill: Creating More Livable Communities in the Bay Area

Steinbach

Greenbelt Alliance

3/1/2002

PDF file

[#http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf#](http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf#)

Description:

This 72-page guidebook for civic leaders and local citizens shows how the region can achieve more livable communities and more sustainable development by developing underutilized land within existing urban areas. The report presents 12 key strategies to bring about well-planned infill housing and mixed-use development. These recommendations include zoning changes, design guidelines, public participation processes, revised parking requirements, and preparation of "Specific Plans" coordinating neighborhood revitalization.

In addition to providing a useful toolbox of strategies for smart infill, the guidebook features photos and case studies of successful infill throughout the Bay Area. In these examples, municipal action is already helping revitalize neighborhoods or entire cities and providing much-needed housing for people at different income levels.

Tool or Topic: **Fiscal Impacts**

Author

Organization

Published

Format

Title: Investing in a Better Future: A Review of the Fiscal and Competitive Advantages of Smarter Growth Development Patterns

Muro

The Brookings Institution

3/1/2004

PDF file

http://www.brookings.edu/metro/publications/200403_smartgrowth.htm#

Description:

This paper makes the case that more compact development patterns and investing in projects to improve urban cores would save taxpayers' money and improve regions' overall economic performance. To that end, it relies on a review of the best academic empirical literature to weigh the extent to which a new way of thinking about growth and development can benefit governments, businesses, and regions during these fiscally stressed times.

Tool or Topic: **Fiscal Impacts**

Title: Land, Infrastructure, Housing Costs and Fiscal Impacts Associated with Growth: The Literature on the Impacts of Sprawl versus Managed Growth

Author

Burchell

Organization

Lincoln Institute of Land Policy

Published

1/1/1995

Format

Book

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=149#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=149#)

Description:

Tool or Topic: **Fiscal Zoning**AuthorOrganizationPublishedFormat

Title: Local Government Tax and Land Use Policies in the United States

Ladd

Lincoln Institute of Land Policy

1/1/1998

Book

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=20#>

Description:

This nontechnical book evaluates economic thinking on the nexus between local land use and tax policies. Ladd summarizes the literature and clarifies issues such as the use of land use regulation as a fiscal tool, the effects of taxes on economic activity, and tax policies to promote economic development. Other contributors present new research on issues such as the impact of growth on tax burdens, land value taxation and metropolitan tax base sharing.

Tool or Topic: **Fiscal Zoning**AuthorOrganizationPublishedFormatTitle: The Influence of Local Fiscal Structure and Growth Control Choices on
"Big Box" Urban Sprawl in the American West

Wassmer

Lincoln Institute of Land Policy

1/1/2002

PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=154#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=154#)

Description:

Is the amount of total retail sales and two forms of "big box" retail (auto and home improvement) sales that occur outside of a western United States metropolitan area's central place(s) influenced by the ways that local governments raise own-source revenue and/or growth controls? This paper offers an answer to this timely policy question through a regression analysis that accounts for other economic factors that naturally cause retail activity to locate in non-central places. Results indicate that statewide reliance by local governments on some forms of own-source revenue exert significant positive influences on overall retail sales, and even greater positive influences on two forms of big box retail sales occurring in non-central places. Certain forms of urban growth boundaries are also found to reduce aggregate retail decentralization in the American West and exert an even greater negative influence on the decentralization of auto sales.

Tool or Topic: **Impact Fees**AuthorOrganizationPublishedFormat

Title: Colorado Sprawl Action Center's Growth Management Toolkit

Kramer

Colorado Sprawl Action Center

10/1/2001

Website

[#http://www.sprawlaction.org/toolkit#](http://www.sprawlaction.org/toolkit#)

Description:

Describes eleven tools used to guide and manage growth: comprehensive planning, impact fees, open space protection and funding, affordable housing, urban growth boundaries and contiguity, designing livable communities, incentives, intergovernmental agreements and regional planning, rural lands protection, public service concurrency, transportation planning. Each tool is described in terms of problem, solution, application and internet resources.

Tool or Topic: **Impact Fees**AuthorOrganizationPublishedFormat

Title: Regulation for Revenue: The Political Economy of Land Use Exactions

Altshuler

Lincoln Institute of Land Policy

1/1/1993

Book

<http://www.lincolnst.edu/pubs/pub-detail.asp?id=2#>

Description:

The authors offer an insightful look at an increasingly important phenomenon in local government: the use of exactions and similar tools not just to regulate development but to fund infrastructure and essential services. Their political and economic analyses of exaction financing consider the social effects and overall fairness of such tools.

Tool or Topic: **Land Value Taxation**

Author

Organization

Published

Format

Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning
Commission

4/1/2002

PDF file

<http://www.dvrpc.org/planning/community/MCDtools/pdf/ToolsAndTechniques.pdf#>

Description:

This brochure describes the variety of tools and techniques available to local governments to implement the region's long-range plan, Horizons 2025, prepared and adopted by the Delaware Valley Regional Planning Commission (DVRPC). The plan provides an integrated land use and transportation vision for the region's growth and development through the year 2025. Key policies of Horizons 2025 include:

- Revitalization of the region's core cities of Philadelphia, Camden, Trenton and Chester through maintenance and restoration of existing infrastructure systems, services, and capacity to support and attract new growth
- Stabilization of older townships, boroughs, and cities located throughout the region by maintaining or improving current infrastructure to support or enhance the social, economic, and physical character of these communities
- Growth Management of developing suburban communities by discouraging extensive growth and related infrastructure services and facilities outside designated growth areas and encouraging center-based planning and alternatives to conventional suburban design
- Preservation of farming and rural communities of the region by limiting the extension or development of major infrastructure systems in rural areas
- Conservation of sensitive natural areas and an open space network

Municipal governments have the primary authority and responsibility to implement these policies. This brochure is designed to introduce local officials and citizens to planning tools that may be useful in their communities.

The tools listed in this brochure are organized into several categories: Land Use, Economic Development, Natural Resource Preservation, Historic Preservation, Transportation, and Multi-Municipal Cooperation.

Tool descriptions include an overview of the use of the tool and an example of some of its benefits. Where appropriate, after the tool description, common local planning documents that will need to be amended or adopted are listed in italics.

Tool or Topic: **Tax Incentives**AuthorOrganizationPublishedFormat

Title: Development Subsidies and Labor Unions Belong in the Sprawl Debate

LeRoy

Lincoln Institute of Land Policy

9/1/2000

PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=629#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=629#)

Description:

The current debate and literature on urban sprawl and smart growth suffer in two regards. First, although they provide much insight on public goods such as roads, sewers and schools, they overlook the role of economic development incentives in the geographic dispersion of work in metro areas. This paper seeks to begin to fill in that gap by summarizing a small body of literature that strongly suggests incentives are an integral part of the sprawl process. It also summarizes a recent case study performed in the Twin Cities by Good Jobs First which argues that incentives there have demonstrably contributed to sprawl. Second, the smart growth movement lacks a vital constituency: labor unions. The movement was initiated by (primarily suburban) environmentalists and still lacks an adequate base among traditional urban constituency groups. While some faith-based organizing efforts on sprawl are underway, unions have not yet been asked to the table. This paper argues that unions are deeply affected by sprawl and that they can be brought into the smart growth movement if advocates become sufficiently informed as to labor's self-interest in the issue. It seeks to demonstrate that fact in several industrial sectors by borrowing segments of a recent curriculum on sprawl developed by Good Jobs First for Chicago Metropolis 2020 (a business-civic group) and presented to the leaders of the Chicago Federation of Labor (a 500,000-member labor council).

Tool or Topic: **Tax Incentives**AuthorOrganizationPublishedFormat

Title: Local Government Tax and Land Use Policies in the United States

Ladd

Lincoln Institute of Land Policy

1/1/1998

Book

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=20#>

Description:

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Tool or Topic: Tax Increment FinancingAuthorOrganizationPublishedFormat

Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning
Commission

4/1/2002

PDF file

<http://www.dvrpc.org/planning/community/MCDtools/pdf/ToolsAndTechniques.pdf#>

Description:

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Tool or Topic: **Tax Increment Financing**AuthorOrganizationPublishedFormat

Title: Tax Increment Financing: A Theoretical Inquiry

Brueckner

Lincoln Institute of Land Policy

11/1/1999 Book

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=80#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=80#)

Description:

This paper offers an analysis of tax increment financing, adding to a small theoretical literature on this important fiscal instrument. The analysis exploits the theoretical connection between property values and public-good levels, which is the subject of a large literature in local public finance. Using this approach, the paper shows that localized public improvements are likely to be opposed by property owners outside the affected area, who pay higher property taxes with no offsetting benefits. By using tax revenue captured from overlapping jurisdictions, TIF may circumvent this opposition, allowing the city to implement the public improvement without an increase in its tax rate. TIF is not always viable as a financing method, however, because it may not generate enough additional revenue. The analysis shows that TIF's viability is ensured only when the public good is at least moderately underprovided relative to the socially-optima level. In the case where the public good is slightly underprovided, a public improvement is desirable, but TIF is not viable. Finally, the analysis shows that the public-good levels ultimately chosen under TIF need not be efficient, with both under and overprovision being possible outcomes. Thus, while TIF may allow a city to carry out needed public improvements, the stimulus it provides may be excessive

Tool or Topic: **Tax Sharing**AuthorOrganizationPublishedFormat

Title: Local Government Tax and Land Use Policies in the United States

Ladd

Lincoln Institute of Land Policy

1/1/1998

Book

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=20#>

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Tool or Topic: **Tax Sharing**AuthorOrganizationPublishedFormat

Title: Metropolitics: A Regional Agenda for Community and Stability

Orfield

Lincoln Institute of Land Policy

1/1/1997

Book

<http://www.lincolnst.edu/pubs/pub-detail.asp?id=23#>

Description:

Metropolitan communities across the country face similar problems: the concentration of poverty in central cities; declining older suburbs and vulnerable developing suburbs; and costly sprawl, with upper-middle-class residents and new jobs moving out to a favored quarter. This book tells the story of how demographic research, state-of-the-art mapping and pragmatic politics in the Twin Cities region of Minnesota built a powerful alliance that led to the creation of the area's widely recognized regional government and the enactment of land use, fair housing and tax-equity reform legislation. The author's analysis has important implications for all metropolitan regions.

Tool or Topic: **Tax Sharing**

Author

Organization

Published

Format

Title: Smart Growth Hall Of Fame 2001

Kramer

Colorado Sprawl Action Center

12/5/2001 PDF file

[#http://www.environmentcolorado.org/reports/smartgrowth2001.pdf#](http://www.environmentcolorado.org/reports/smartgrowth2001.pdf)

Description:

Recognizes ten developments and planning decisions across Colorado that exhibit good growth management and smart growth principles. Displays a variety of growth management tools that are available to local governments and decision makers.

Tool or Topic: **Tax Sharing**AuthorOrganizationPublishedFormat

Title: The Future of First Generation Suburbs in The Delaware Valley Region

Seymour

Delaware Valley Regional Planning
Commission

7/1/1998

Book

[#http://www.dvrpc.org/asp-
files/pubs/PublicationAbstract.asp?pub_ID=98026#](http://www.dvrpc.org/asp-files/pubs/PublicationAbstract.asp?pub_ID=98026#)

Description:

Many older boroughs and townships that developed rapidly following World War II face challenges to their fiscal and socioeconomic stability. These 'first generation suburbs' are experiencing population and job loss, increased social needs and limited tax base to finance services. Focusing on this group of communities, this report will (1) review the history of suburban development and decentralization in the Delaware Valley region, (2) measure fiscal and socioeconomic conditions in the region, and (3) develop recommendations to overcome these problems through tax reform, regional planning and local initiatives.